

**Incorporated Village of Port Jefferson**  
**88 North Country Rd. Port Jefferson, N.Y. 11777**  
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## **PUBLIC NOTICE**

### **Inc. Village of Port Jefferson Zoning Board of Appeals**

*PURSUANT TO THE PROVISIONS of Article XI, §250-50 of the Code of Village of Port Jefferson, please take notice that the Zoning Board of Appeals of the Incorporated Village of Port Jefferson will hold a Public Hearing on Thursday October 26, 2023, at 6:30 PM at Village Hall located at 121 West Broadway, Port Jefferson. (A pre-hearing work session will begin at 6:00PM)*

#### **5 Deerfield Ct.**

**Appeal No.** #ZB-002-23  
**SCTM:** 206-0014-005-0045  
**Zoning:** R-B1 Residential District  
**Property Owner:** Joseph Fontana Trustee  
**Applicant:** Amelia Fontana, Trustee  
**Contact:** Amelia Fontana, Trustee  
**Description:** Retaining walls.  
**Action:** Public Hearing

1. Applicant requests permission to install an accessory retaining wall structure approximately 2 1/2 feet of the westerly side yard. Village Code §250-28.A.(1)(b)[2] requires a 5 feet setback.

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#### **2 Quintin Ct.**

**Appeal No.** #ZB-001-23  
**SCTM:** 206-0011-004-0014.7  
**Zoning:** R-B2 Residential District  
**Property Owner:** Grace & Kenneth Leyhane  
**Applicant:** Grace & Kenneth Leyhane  
**Contact:** Grace & Kenneth Leyhane  
**Description:** Proposed Inground swimming pool.  
**Action:** Public Hearing

1. Village Code §250-11.C.(3) requires a 20 feet setback. Applicant proposes 9.17 foot setback to the rear (easterly) lot line.
2. Village Code §250-11.C.(3) requires a 20 feet setback. Applicant proposes 5.17 foot setback to the side (northerly) lot line.
3. Village Code §250-28.A.(1) (a) requires not more than 30% aggregate of all accessory structures in rear or side yard. Applicant proposes 33.6% in rear yard.